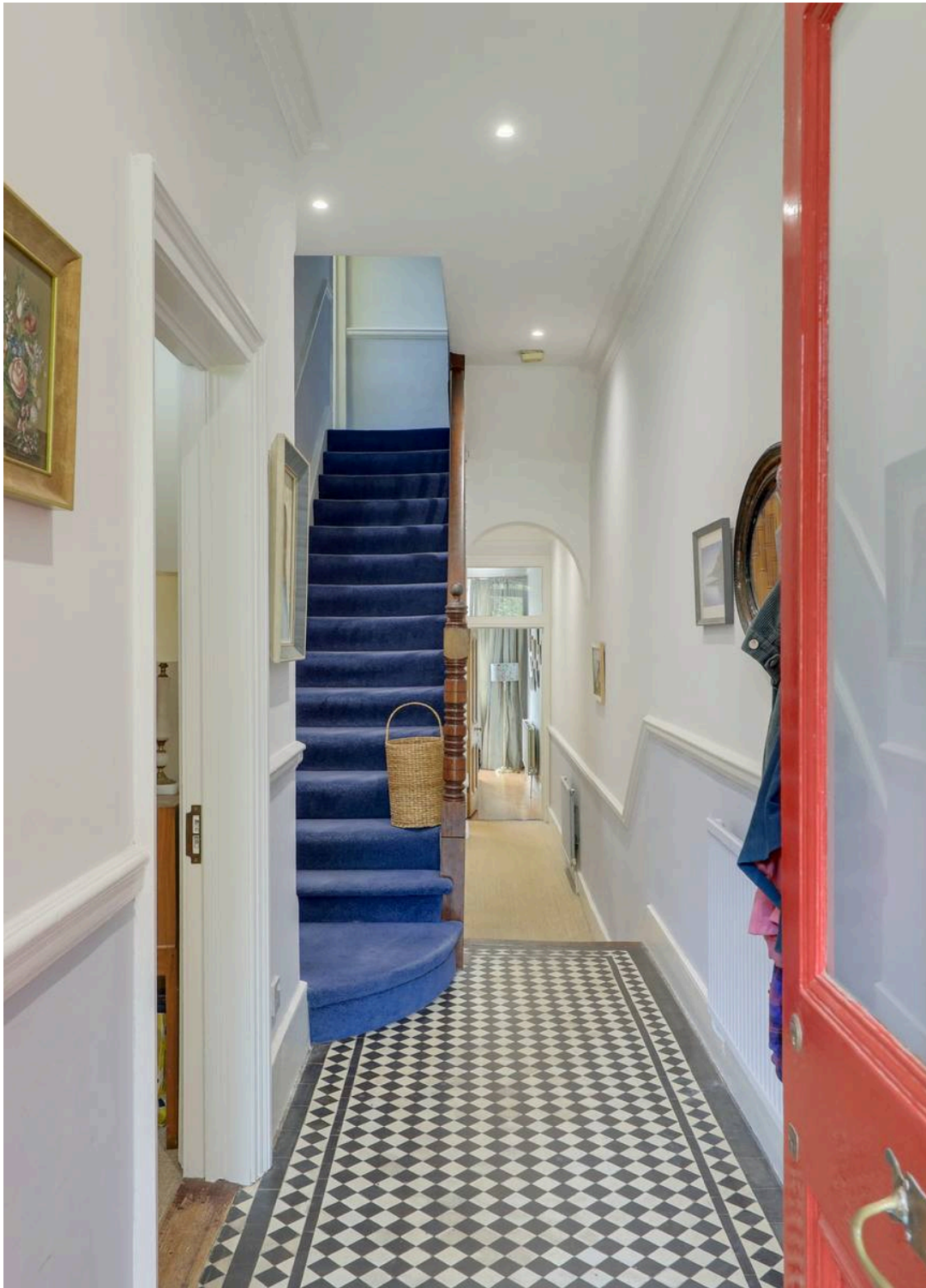




33 Sydenham Park Road, Sydenham
£1,500,000

STANFORDS



33 Sydenham Park Road

Sydenham

Having been a much-loved family home for 30 years, this substantial five-bedroom semi-detached house on the sought-after Sydenham Park Road is now ready for its next chapter. Beautifully maintained and presented throughout, the property offers generous proportions, a versatile layout, and an abundance of the period character that makes these homes so enduringly popular.

Set back from the road behind a driveway providing off-street parking, the property immediately impresses with its welcoming entrance hall, where striking floor tiles set the tone for the charm and character found throughout. To the front, an elegant reception room is flooded with natural light from a large bay window framed by a decorative arch, while a charming fireplace creates a warm and inviting focal point.

The heart of the home is the spacious kitchen and dining room, a wonderfully sociable space perfectly designed for modern family life. Combining rustic charm with contemporary comfort, the kitchen features wooden worktops, a range cooker, ample storage, and plenty of room for dining and gathering with family and friends. Skylights flood the room with natural light, while an additional entrance provides everyday practicality. Beyond the kitchen, a substantial utility and storage room offers exceptional flexibility, equally suited as a playroom, home office, hobby room, or additional family space.

To the rear, a second reception room enjoys views over the garden and features another attractive fireplace alongside French doors opening directly onto the outdoor entertaining space. With a ground-floor shower room adjacent, this versatile room could also lend itself to guest accommodation or multi-generational living if required.

Outside, the lovingly maintained rear garden provides a wonderfully private and tranquil retreat. A spacious decked terrace creates the perfect setting for outdoor dining and entertaining, while the generous lawn is bordered by mature trees and established planting, offering plenty of space for children to play, keen gardeners to enjoy, or simply to relax in peaceful surroundings.

Upstairs, the first floor houses three particularly generous double bedrooms, all filled with natural light, alongside a spacious family bathroom featuring both a bathtub and separate walk-in shower. An additional WC adds further convenience





GROUND FLOOR

Reception Room

15' 11" x 12' 11" (4.85m x 3.94m)

Bay windows, wooden shutters, fireplace, radiator, fitted carpet.

Dining Room

12' 0" x 11' 3" (3.65m x 3.44m)

Ceiling light, radiator, wood flooring.

Kitchen

9' 5" x 8' 10" (2.86m x 2.70m)

Side entrance, skylight, inset ceiling spotlights, pendant ceiling light, fitted base units, wall-mounted shelving, ceramic sink with mixer tap, range cooker, storage cupboard, radiator, wood flooring.

Utility/Store Room

16' 6" x 7' 8" (5.03m x 2.33m)

French doors to garden, skylights, inset ceiling spotlights, plumbing for washing machine, wood flooring.

Reception Room

13' 7" x 12' 5" (4.14m x 3.79m)

Windows and French doors to garden, pendant ceiling light, fireplace, radiator, wood flooring.

Shower Room

8' 10" x 5' 0" (2.70m x 1.53m)

Inset ceiling spotlights, walk-in shower with overhead and handheld shower heads, washbasin, WC, heated towel rail, tile flooring.

Entrance Hall

Inset ceiling spotlights, radiator, tile flooring.



FIRST FLOOR

Bedroom

17' 9" x 12' 10" (5.41m x 3.91m)

Sash windows, fitted shutters, pendant ceiling light, radiators, fitted carpet.

Bedroom

12' 0" x 11' 3" (3.65m x 3.43m)

Sash window, pendant ceiling light, radiator, fitted carpet.

Bedroom

12' 5" x 11' 0" (3.78m x 3.36m)

Sash window, pendant ceiling light, radiator, fitted carpet.

Bathroom

13' 11" x 8' 10" (4.24m x 2.69m)

Sash windows, walk-in shower, bathtub, washbasin, WC, bidet, heated towel rail, radiator, storage cupboard housing hot water cylinder, wood flooring.

WC

5' 11" x 2' 7" (1.80m x 0.80m)

Window, ceiling light, WC, fitted carpet.

SECOND FLOOR

Bedroom

13' 2" x 11' 7" (4.02m x 3.54m)

Double-glazed roof window, pendant ceiling light, access to eaves storage, radiator, wood flooring.

Bedroom

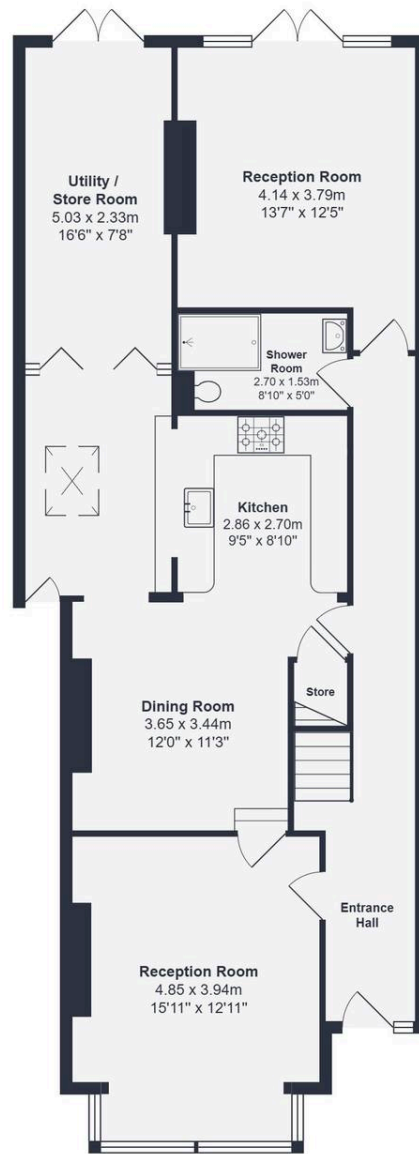
11' 5" x 7' 0" (3.49m x 2.14m)

Double-glazed roof window, pendant ceiling light, radiator, wood flooring.

Landing

Skylight, ceiling light, access to eaves storage, fitted carpet.

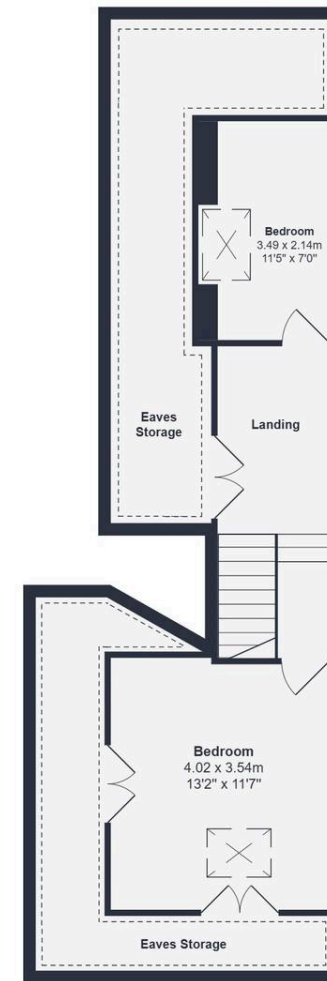




Ground Floor



First Floor



Second Floor

Total Area: 203.4 m² ... 2190 ft² (excluding eaves storage)

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.





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